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14 Sycamore Road, Burntwood, Staffordshire, WS7 4RN

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**14 Sycamore Road, Burntwood,  
Staffordshire, WS7 4RN**

**£210,000**

## **Offers in Region of**

Bill Tandy & Co, Burntwood are delighted to offer to the market this very well presented and surprisingly spacious three bedroom semi-detached property, Offered to the market with No Onward Chain! Located on this popular residential road the property benefits from good local schools and is very well placed to take advantage of the shopping and lifestyle amenities available at Sanky's Corner only a short walk away. The property itself is set well back from the road behind a lawned fore garden and driveway with shared access and good size rear garden, internally it comprises in Brief of reception hall, breakfast kitchen, living room, landing, two very good double bedrooms and a further large single bedroom along side the modern shower room and a car port at the side stretching the full length of the property. an early viewing is considered essential to fully appreciate the quality of accommodation on offer.



### **ENTRANCE HALL**

approached via a UPVC opaque double glazed front entrance door with matching side panel and having ceiling light point, radiator and stairs to first floor with under stairs cupboard. There is currently a stairlift installed, but we understand this will be removed.

### **BREAKFAST KITCHEN**

3.90m x 2.60m (12' 10" x 8' 6") having tiled floor, tiled splashbacks, roll top work surfaces with wooden base cupboards below, matching wall mounted cupboards, integrated one and a half bowl sink and drainer, space and plumbing for dishwasher, space for free-standing gas cooker with extractor above, Worcester combination central heating boiler, UPVC double glazed window to front, ceiling light point and a UPVC opaque double glazed door leading out to the side lean-to.

### **LOUNGE**

4.50m x 4.50m (14' 9" x 14' 9") having central ceiling fan/light unit, UPVC double glazed French doors out to the rear patio with UPVC double glazed side panels, radiator, two wall light points and focal point fireplace with wooden mantel, tiled hearth and back housing an electric log burner style fire.

### **LEAN-TO**

being timber framed and having polycarbonate roof, side opening glazed bi-fold door to front and glazed door to rear, wooden framed window to rear, plumbing and drainage for washing machine, several power points, two light points, water taps and kitchen units for storage.



### **FIRST FLOOR LANDING**

having ceiling light point, loft access hatch and doors to further accommodation.

### **BEDROOM ONE**

3.70m to front of wardrobes x 3.30m max (2.60m min) (12' 2" to front of wardrobes x 10' 10" max 8'6" min) having ceiling light point, radiator, built-in wardrobe over stairs with wooden bi-fold doors and large UPVC double glazed window to front.

### **BEDROOM TWO**

3.90m x 2.60m (12' 10" x 8' 6") having ceiling light point, radiator and UPVC double glazed window to rear.

### **BEDROOM THREE**

3.90m x 1.90m (12' 10" x 6' 3") having ceiling light point, radiator, UPVC double glazed window to rear and shelved storage cupboard.



### SHOWER ROOM

having wood effect flooring, aqua boarding to walls, heated towel rail, modern suite comprising vanity cupboard with inset wash hand basin and wall mounted mirror above, low level W.C. and glazed enclosed double shower with sliding glazed door and electric shower fitment, ceiling light point and UPVC opaque double glazed window to side.

### OUTSIDE

The property is set back from the road behind a front garden which is mainly laid to lawn with fenced boundary and hedge screening. There is a shared driveway to the side with off road parking available. To the rear of the property is a paved patio area ideal for seating and entertaining with dwarf decorative wall, and beyond is a mainly laid to lawn garden with central path, bedding plant areas, fenced and hedged boundaries, good sized shed and hard standing for greenhouse.



### COUNCIL TAX

Band B.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



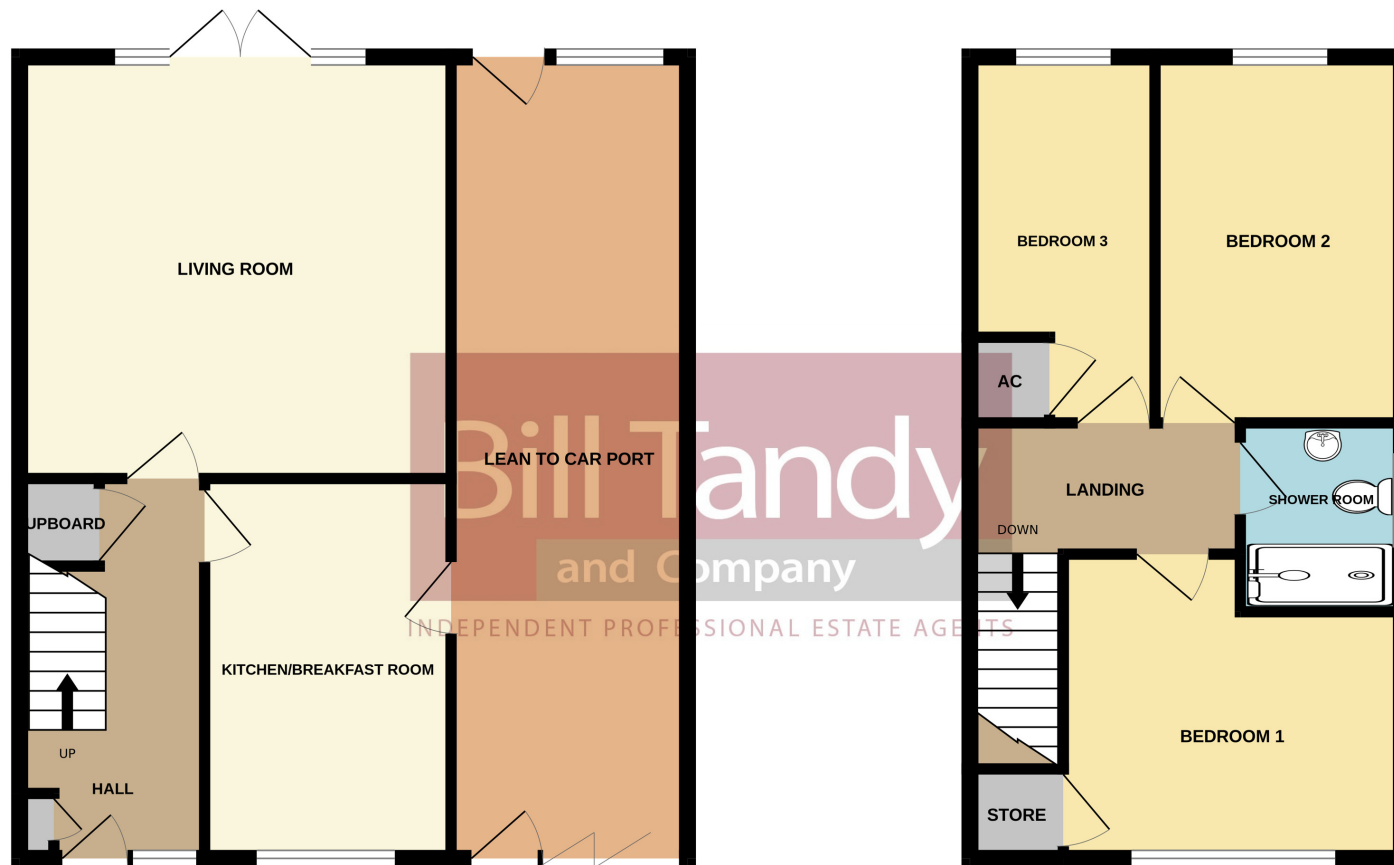
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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